

Date: March 11, 2016

Subject: Response to Weber Fire District Plan Review

Project Name: Cedar Cove Estates 4th Amend Access Easement

Project Address: 6696 S 2850 E, Uintah, UT 84403

To Whom It May Concern,

Please see below for a list of responses to your review.

1. See stamped letter from Civil Engineer, Reeve and Assoc., addressing slope of access.
2. Fire hydrant is currently located at the end of 2850 East Street on the lot adjacent to this development. No structure will be constructed with its furthest most portions farther than the approved 400 feet as stated in your review.
3. See attached letter from Jones & Associates on behalf of Uintah Highlands addressing fire flow. 1,200 Gallons per minute.
4. Temporary address markers will be provided at building site during construction.
5. All corners will comply with the 28'-0" minimum radius.
6. The driveway that will be installed for lot 34 will be less than 150'. No approved turn around area will be required for fire apparatus.
7. Road accessing lot 34 will be designed, constructed and maintained to support an imposed load of 75,000 lbs.
8. All roads will be designed, constructed and maintained so as to provide an all-weather driving surface.
9. A temporary fire access road required to service lot 34 will be completed and approved prior to any combustible construction. When construction dictates an approved (all-weather) permanent road will be installed to replace the temporary access.
10. Because of the proximity of the fire hydrant already installed at the end of 2850 East Street no additional fire hydrants will need to be installed.

I appreciate your review and I am hopeful that I have addressed any and all concerns brought up in the Weber Fire District review. If you do have any questions please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Trevor Anderson', with a stylized flourish at the end.

Trevor Anderson

801-529-3887

trevor.c.anderson@gmail.com



May 5, 2016

Weber Fire District

Project: Cedar Cove Estates 4th Amendment
Re: Access Easement

The access easement leading to lot 34, Cedar Cove Estates 4th Amendment, shall be graded to comply with the required 10% slope or less prior to construction of a home on said lot.

Sincerely,
REEVE & ASSOCIATES, INC.

Trevor Hatch, PLS
Survey Manager
thatch@reeve-assoc.com



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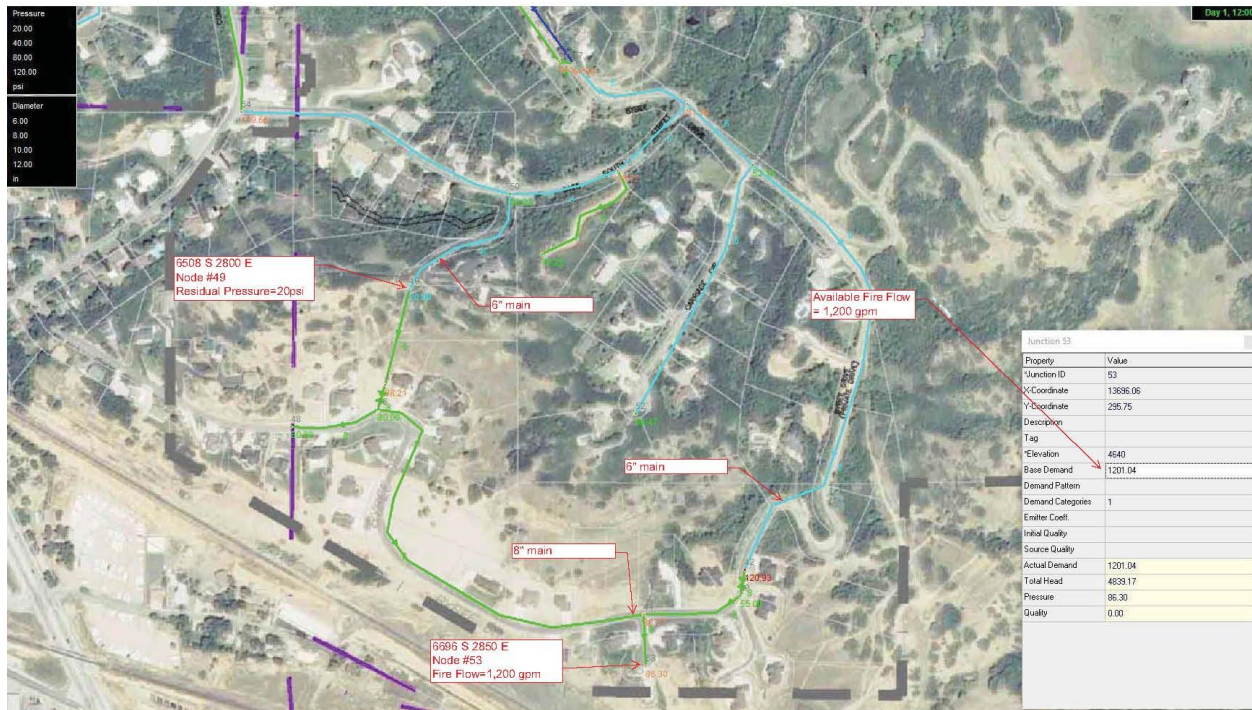
Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
5160 West 1500 South • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com

MEMORANDUM

To: Blaine Brough, Manager, Uintah Highlands Improvement District
 From: Matthew Hartvigsen, P.E. – District Engineer *Matthew E. Hartvigsen*
 RE: **FIRE FLOW-6696 SOUTH 2850 EAST-CEDAR COVE**
 Date: May 9, 2016

We have checked the District’s hydraulic water model for the culinary water system to see what the available fire flow would be at the proposed lot at 6696 South 2850 East in the Cedar Cove development. The water main in front of the lot on 2850 East is an 8 inch ductile iron pipe. However, main lines outside of the subdivision are only 6 inch diameter which limits fire flow to this area.

The model indicates that the normal operating pressure of the system at this location is 97 psi. The water model also indicates that the available fire flow is 1,200 gallons per minute with a residual pressure of 20 psi on the system. The residual pressure of 20 psi occurs at the top of the hill at 6508 South 2800 East to the northwest of the lot (or node #49) rather than at the proposed lot (node #53). Flows in excess of 1,200 gallons per minute at the proposed lot will cause the system pressure to drop below 20 psi in the area at the top of the hill (node #49). See the image below:



Please contact me if you have any questions.



Weber Fire District

Plan Review

Date: April 18, 2016

Project Name: Cedar Cove Estates 4th Amend Access Easement

Project Address: 6696 S 2850 E Uintah 84403

Contractor/Contact: Trevor C Anderson 801-529-3887 trevor.c.anderson@gmail.com

Fees:

Property Type	Schedule Rates	Square Foot Rate	Square Feet or Number of Res. Units	Total
Type	Rate	Rate/ Sq Ft	Sq Ft or # of Units	Total
Plan Review	2 Lot Subdivision			\$50.00
Residential Impact Fee	328.15			\$0.00
				\$0.00
				\$0.00
			Total Due	\$50.00

FEE NOTICE:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time of inspections or when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Make checks payable to: **Weber Fire District.**

REVIEW STATUS: MAKE CORRECTIONS

SPECIFIC COMMENTS:

1. Provide slope information for access easement including cross slope.
 - a. Grade may not exceed 10% unless specifically approved by Engineering and Weber Fire District.
 - b. Cross slope information: Cross slopes shall be such that they do not pose a hazard to fire apparatus.
2. Fire Hydrant(s): Fire hydrant must be provided within 400 feet of the furthest most portion of a building or facility (see IFC 507.5.1).
3. Fire Flow: All dwellings structures over 5000 sq. ft. which do not meet the fire flow requirements, shall be equipped with an NFPA 13D compliant fire sprinkler system or be provided with area separations compliant with the IBC/IRC. For more information regarding fire flow, please contact Fire Marshal Thueson at 801-782-3580.
4. Provide a temporary address marker at the building site during construction.
5. Radius on all corners shall be a minimum of 28'-0".
6. Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
7. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
8. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.



Weber Fire District

Plan Review

9. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
10. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.

A written response for this review is required.

Every effort has been made to provide a complete and thorough review of these plans. This review does not relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards. Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Reviewed by: Brandon Thueson
Fire Marshal

cc: File